

City of
Milwaukee
Development Center



The Development Center

Providing predictability of process
while safeguarding the principles
that assure safe buildings and a
quality urban development.

Development Center

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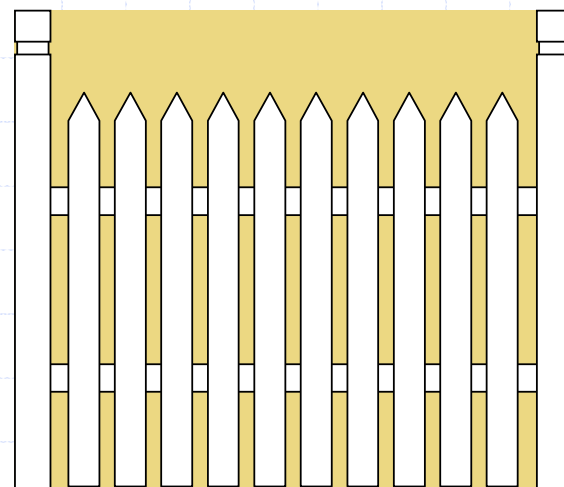
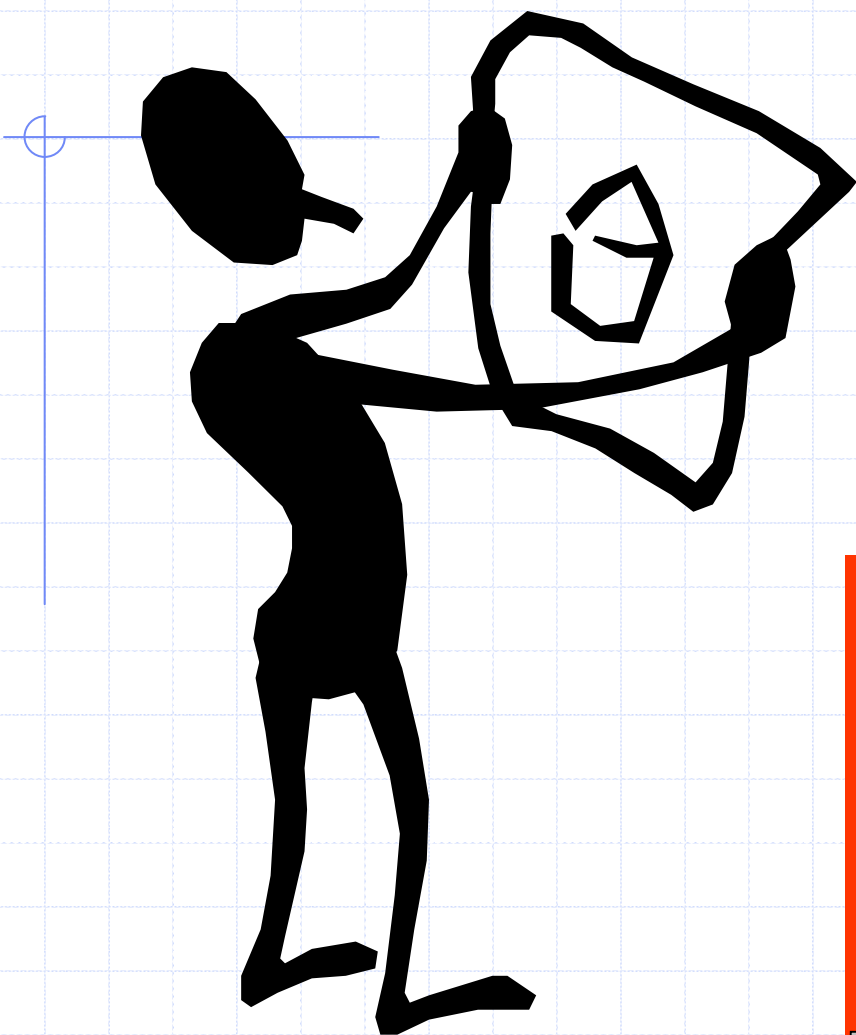
809 N. Broadway, 1st floor



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Guiding projects
from plan to permit



What's a permit?

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Customer: It's OK to start building



What's a permit?

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City: Project complies with all rules.



A Brief History

- ◆ Three different departments

 - Building inspection – plan review

 - Public Works – Infrastructure

 - City Development – redevelopment, historic, planning

- ◆ Communication difficulties would often provide impediments to developments.

Development Center Goals

- ◆ A one stop permit process
 - Plan review assumed by DCD
 - DPW permits & address assignments
 - Stronger links established between planning and plan review staff
- ◆ Broader understanding of the interactions and interdependencies between city departments



◆ Several advantages realized

Streamlined process

Consolidated functions

Improved communications

◆ Larger projects are provided with an additional level of service.

Predevelopment Conference

- ◆ Early intervention provides smooth permitting process

All departments are involved

Identifies the obstacles early

Reduces time on the back end

- ◆ Gives the developer a clear understanding of what it will take to get the project realized.

The quest begins

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Plan Examination

Public works

Planning/zoning

Waterworks

City engineer

Stormwater

Zoning appeals

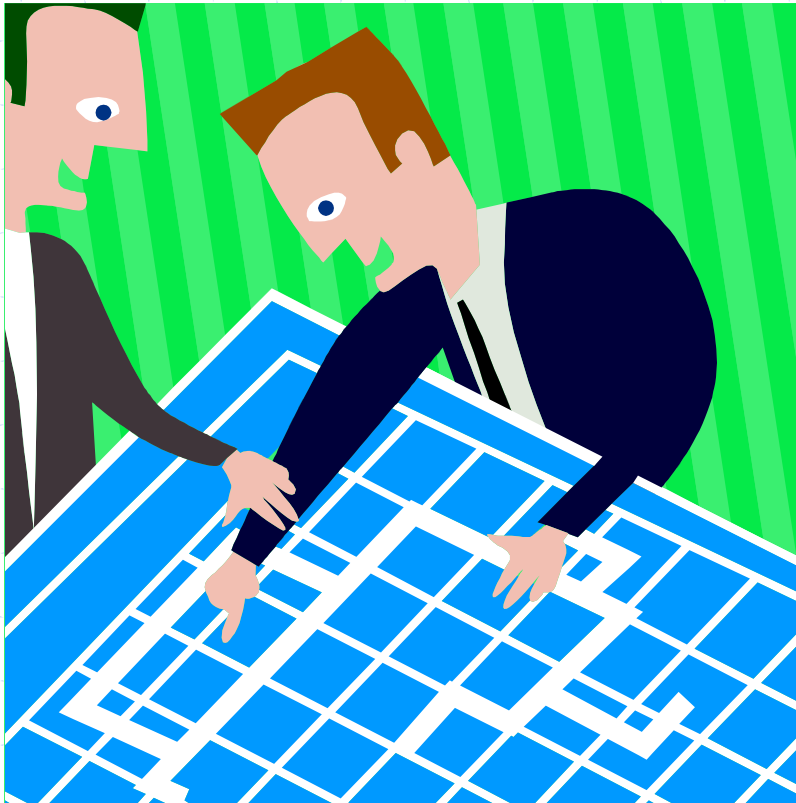
The customer's view

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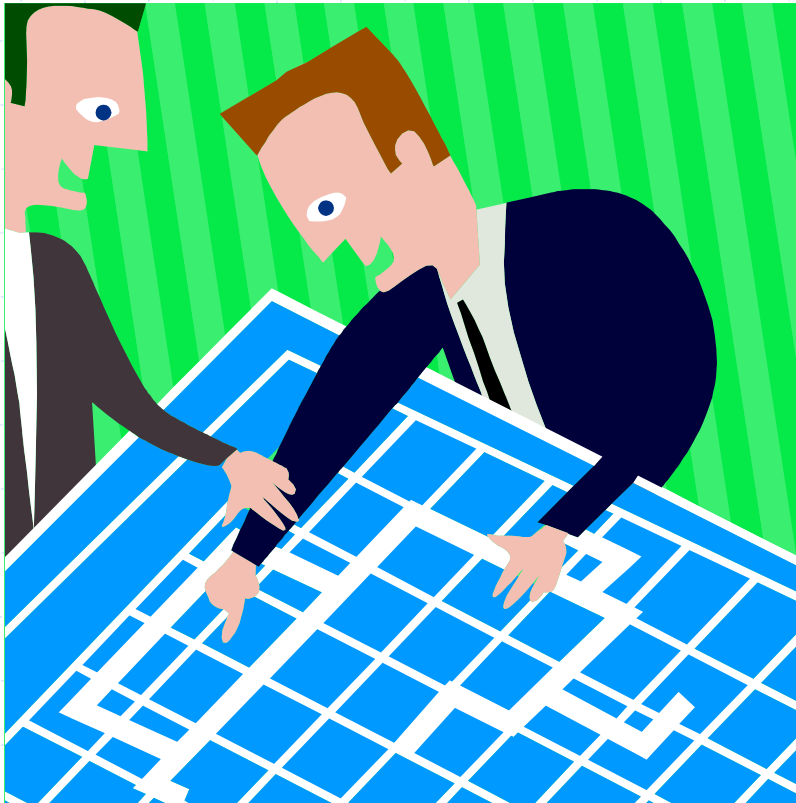
- ◆ Slow
- ◆ Expensive
- ◆ Arbitrary
- ◆ Unpredictable
- ◆ Roadblocks to investment





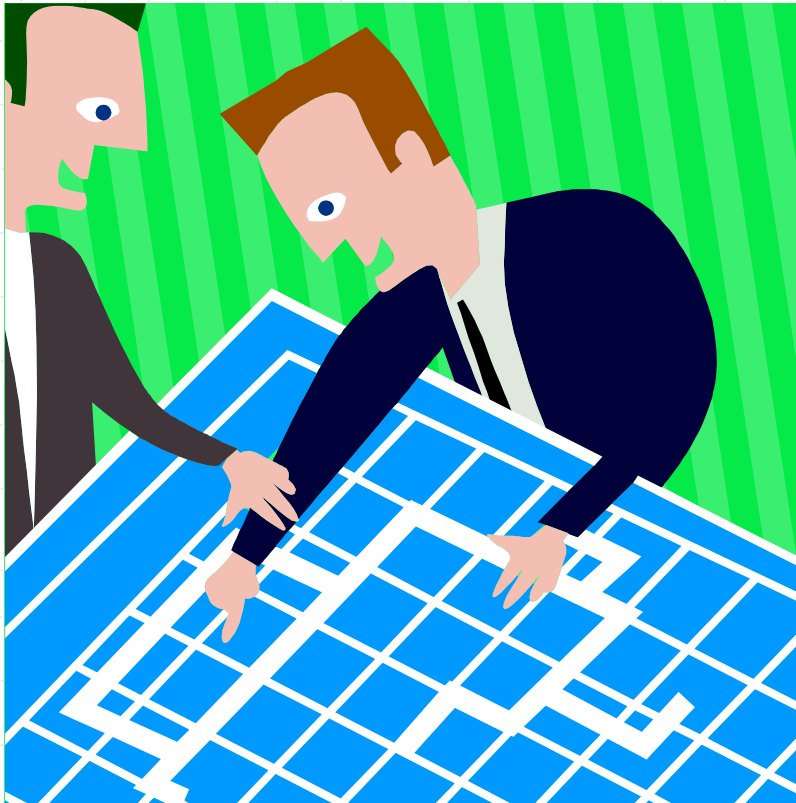
◆ The Regulations

- Zoning
- Overlay Districts
- Redevelopment Districts
- Historic Districts
- Floodplains
- Wetlands
- Airport Height Districts



◆ The Approvals

- Board of Zoning Appeals
- Board of Standards
- City Plan Commission
- Historic Preservation
- Redevelopment Authority



◆ The Rules

- State building code
- City building code
- Special district regulations
- Public way regulations
- City zoning ordinance
- Environmental regulations

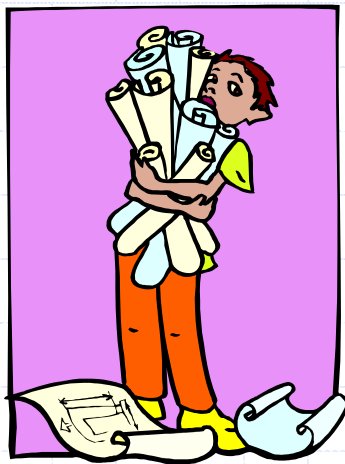
Checking compliance

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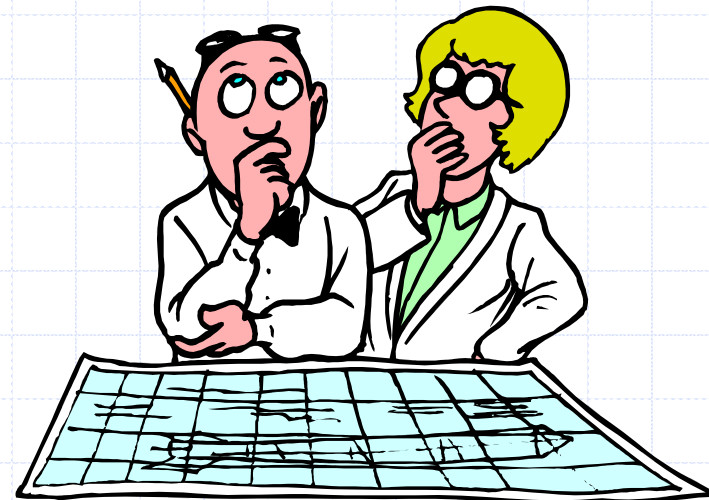
◆ Customer submits materials

- Adequate info to determine compliance
- Plans, surveys, site plan, easements



◆ Plan review

- By plan examiner
- By other parties whose rules apply



Permitting process

◆ Submittal to the Development Center

The plan submittal appointment

- Determine that the submittal is complete
- Verify the project conforms with the zoning requirements
- Prepare a plan submittal report indicating fees and missing documentation
- Receive plan review fees and prepare documents for routing and review.

Permitting process

- ◆ Submittal to the Development Center
- Routing to DPW and Planning Section
 - Plan sets are distributed as required
 - Verify the project conforms with the regulations for infrastructure.
 - Determine the requirements for Storm Water Management Plan approval

Permitting process

◆ Submittal to the Development Center

Review of plans

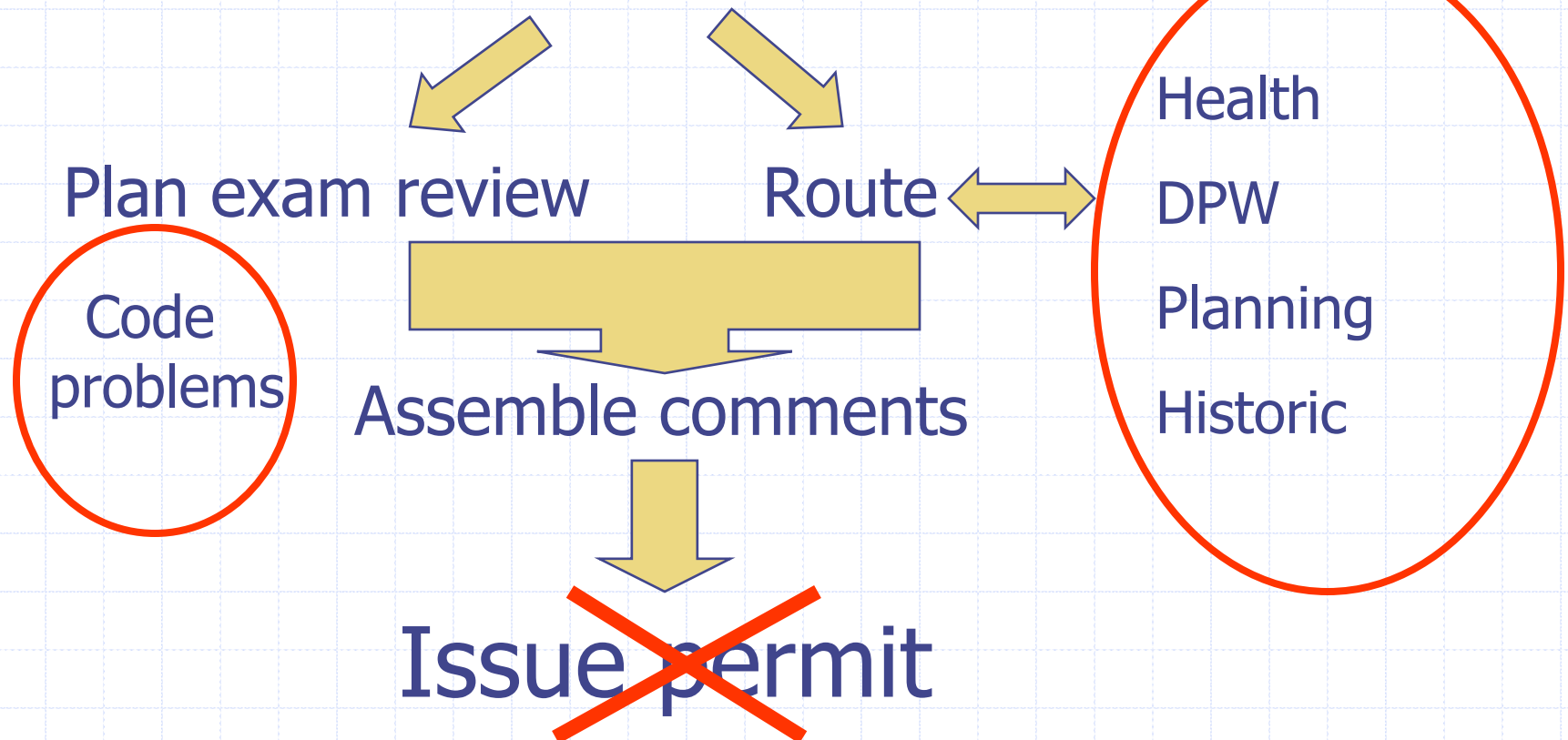
- Project is assigned to a plan examiner
- Verify the project conforms with the building code requirements.
- Verify that approvals from other Departments and Sections have been obtained
- Prepare permit documents, plan review letters, and stamp plans approved

Plan review process

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Development Center intake



Environmental component

◆ Erosion Control during Construction

Significant problem

- Soil erosion rate for construction is 10 – 100 times greater than that from agriculture
- The erosion caused sediment seriously degrades the water quality of lakes, streams, and wetlands.
- Large sums of money are spent each year cleaning up the waterways and repairing eroded areas.

Environmental component

◆ Erosion Control during Construction

Review of plans

- Silt fence and other BMP's indicated on the plans
- Erosion Control Certification completed and submitted with the plan.
- The Erosion Control deposit submitted in the proper form as soon as possible.
- Deposit amount determined at \$0.50 per square foot of disturbed land area.

Environmental component

◆ Storm Water Management Plans

Critical to permit release

- Allow for adequate time.
- Respond to requests for additional information in a timely fashion.
- Building and plumbing permits cannot be issued until the SWMP has been approved
- SWMP = Critical Path

Looking forward

- ◆ Great strides have been made
- ◆ Communication improvements remove impediments to developments.

Early coordination

Involve all stakeholders

Simplify the process

Looking forward

- ◆ Invite feedback from the development, design, and construction industry to find ways of improving the process even more.
- ◆ Open dialogue with those groups so that we can arrive at a mutual understanding of the inherent limitations and challenges.
- ◆ The permit process becomes a cooperative effort that exceeds the needs of all of the stakeholders. The citizens of Milwaukee.